



SAFETY BY DESIGN: CREATING A SAFER ENVIRONMENT IN VIRGINIA

VIRGINIA DEPARTMENT OF CRIMINAL JUSTICE SERVICES
CRIME PREVENTION CENTER

§ 15.2-2283

PURPOSE OF ZONING ORDINANCES

"Zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public and of further accomplishing the objectives of § 15.2-2200. To these ends, such ordinances shall be designed to give reasonable consideration to each of the following purposes, where applicable: (i) to provide for adequate light, air, convenience of access, and safety from fire, flood, crime and other dangers; (ii) to reduce or prevent congestion in the public streets; (iii) to facilitate the creation of a convenient, attractive and harmonious community; (iv) to facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements;..."

(Code 1950, §§ 15-821, 15-968.3; 1962, c. 407, § 15.1-489; 1966, c. 344; 1968, c. 407; 1975, c. 641; 1976, c. 642; 1980, c. 321; 1983, c. 439; 1988, c. 439; 1989, cc. 447, 449; 1990, cc. 19, 169, 384; 1992, c. 812; 1993, cc. 758, 884; 1997, c. 587.)



"The proper design and effective use of the built environment can lead to a reduction in the fear of crime, and to an improvement in the quality of life."

- Dr. C. Ray Jeffery

BROUGHT TO YOU BY:



Virginia Department of Criminal Justice Services



Virginia Crime Prevention Association



Virginia CPTED Committee



TIPS TO ENHANCE SECURITY

HOUSES

- ♦ Use walkways and landscaping to direct visitors to the main entrance and away from private areas
- ♦ Keep shrubs and trees trimmed from windows and doors to improve visibility
- ♦ Use lighting over entrances
- ♦ Use thorny plants along fence lines and under windows to deter access by intruders

APARTMENTS

- ♦ Ensure hallways are well lit
- ♦ Install good quality deadbolts locks and peepholes on unit doors
- ♦ Provide common space in central locations to encourage tenant interaction
- ♦ Join or start an Apartment Watch in your building

NEIGHBORHOODS

- ♦ Locate open spaces and recreational areas so they are visible from nearby homes and streets
- ♦ Avoid landscaping that might create blind spots or hiding places
- ♦ Make sure there is effective lighting
- ♦ Design streets to discourage cut through or high-speed traffic using “traffic calming” measures
- ♦ Join or start a Neighborhood Watch in your neighborhood

BUSINESSES

- ♦ Locate checkout counters near the front of the store, clearly visible from outside
- ♦ Window signs should cover no more than 15 percent of the windows to provide clear visibility into and out of the store
- ♦ Use shelving and displays no higher than 4’ to help see who is in the store
- ♦ Avoid creating outdoor spaces that encourage loitering
- ♦ Ensure lighting is consistent throughout the parking lot and into the store

NOTE: CPTED principles are site specific. Please be aware of the need to consider the type of use, the area, the demographics. etc., when applying CPTED principles.

NATURAL ACCESS CONTROL

(CONTROLS ACCESS)



Landscape material is used to control access into a parking deck, while also reinforcing territoriality and providing natural surveillance from the street and sidewalk.



Fencing along the units' patio area helps to control access, as well as provide a sense of ownership. The fencing material also allows for visibility to and from the area.



This is an example of access control that doesn't eliminate natural surveillance opportunities and is easy to maintain.

NATURAL SURVEILLANCE

(INCREASES VISIBILITY)



Designers of this garage have reduced areas to hide by opening up walls that are typically solid. Surveillance opportunities are created throughout and it feels more open.



The rear entrance into these apartment units has created natural surveillance opportunities to and from the walkway and street while showing territoriality.



The main entrance of this school is located adjacent to the principal's office and the design provides surveillance opportunities. This design is key for all business and office environments.

TERRITORIALITY

(PROMOTES A SENSE OF OWNERSHIP)



Fencing and landscaping material have been located along property lines which formally designate public and semi-public space as well as showing ownership, natural surveillance and access control.



The maintenance, landscaping, and decorative flags shown on this downtown street indicate ownership and pride.



Landscaping screens the parking lot from the roadway and identifies public and semi-public space while allowing for natural surveillance into the site.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

We constantly respond to our environment, whether we are aware of it or not. Our responses help us interact safely in our communities. Effective design of our environment helps us to feel safer and reduces opportunities for criminal acts to occur.

- ♦ Crime Prevention Through Environmental Design (CPTED), (pronounced sept-ed), is an initiative that helps us create healthy, safe communities through well planned design.
- ♦ CPTED is based on the premise that the design of our environment directly affects our behavior. It influences both the opportunities for crime to take place and our fear of crime. This has an important impact on our quality of life.
- ♦ CPTED enhances safety by altering physical design and encouraging positive social interaction.
- ♦ CPTED offers an alternative to creating fortress-like communities where we have to lock ourselves away to feel safe. CPTED complements the use of target hardening strategies like locks and bars, police and security personnel. It increases our freedom to use our community facilities.

HOW CPTED WORKS

CPTED promotes design principles in planned environments that encourage safe behavior and reduce the opportunities for crime to occur.

Three inter-related basic principles guide CPTED: natural access control, natural surveillance and territoriality.

NATURAL ACCESS CONTROL (controls access)

Guides people entering and leaving a space through the placement of entrances, exits, fences, landscaping and lighting. Access control can decrease opportunities for criminal activity by denying criminals access to potential targets and creating a perception of risk for would-be offenders.

NATURAL SURVEILLANCE (increases visibility)

The placement of physical features, activities and people in a way that maximizes visibility. A potential criminal is less likely to attempt a crime if he or she is at risk of being observed. At the same time, we are likely to feel safer when we can see and be seen.

TERRITORIALITY (promotes a sense of ownership)

The use of physical attributes that express ownership such as fences, signage, landscaping, lighting, pavement designs, etc. Defined property lines and clear distinctions between private and public spaces are examples of the application of territoriality. Territoriality can be seen in gateways into a community or neighborhood.

In addition to the three main principles described, two other ideas support CPTED; Activity Support and Maintenance.

ACTIVITY SUPPORT (fosters community interaction)

Encouraging activities in public spaces that are intended for use by residents and other legitimate users discourages criminal acts.

MAINTENANCE (deters offenders)

A well maintained home, building or community creates a sense of ownership. A well kept area tends to make someone feel like they will be observed by neighbors or business owners as it is obvious people care about the area.

PUTTING CPTED TO WORK

CPTED can be applied in both existing communities and during the planning stages of new development. Ideally, CPTED principles should be applied during the design phase to avoid potential costly changes later. NOTE: The application of CPTED principles is site specific.

IN EXISTING DEVELOPMENT:

- ♦ CPTED can be applied by identifying problem areas and creatively finding solutions to make those spaces safe. These solutions can also help the space better meet the needs of users.
- ♦ A CPTED assessment can be done for an existing community, home, building, school, playground, park, business, etc.

IN NEW DEVELOPMENT:

- ♦ Many problems can be avoided if the principles of CPTED are applied during the design and planning process.
- ♦ CPTED reviews are becoming standard practice in the planning process. Currently in Virginia, many localities review site plans for existing and new development with CPTED principles in mind.
- ♦ Design professionals can increase the quality of life for users of a space by incorporating CPTED principles into the design.